

Meadows at Morris Farm HOA Meeting

Thursday, June 16th, 2016

Approved

In Attendance:

Jeff Benson – President

Victoria Swanson – Vice President

Jonathan Catania – Treasurer

Sabrina Ramsey – Secretary

Absent: Dave Jones

Also present:

Lynne & Moore- Community Manager, Legum & Norman, Inc.

Homeowners: Rob Gillet, Dana Alexy, Quazi & Rozana Alam, Rob & Terri Richtmyre and Chad Timm.

Call to order:

Jeff Benson called the meeting to order at 7:03pm.

Meeting Minutes:

Jeff approved the May 19, 2016 approved as presented. Jonathan seconded the motion and the motion was approved. 4-0-1.

Committee Reports:

Covenants Committee (report given by Mr. Chad Timm):

- Current turnaround time on reviews is 3-5 days
- Jeff asked if the committee was taking minutes and submitting to L&N, Chad stated that they don't take minutes as they really don't hold meetings. The majority of business is being conducted via email.
- Jeff stated that we may have to edit our docs to allow for this. Lynne is going check with the attorney's that we are compliant. Not taking minutes/conducting business via email may be a violation of our by-laws

Activities Committee (report given by Mr. Rob Gillette):

- Activities committee created private Facebook group for quicker communications
- Jeff reminded Mr. Gillette that when they meet in person, they need to be submitting minutes to L&N, however they might be in the same situation as the Covenants Committee – but still pending guidance from the attorney's
- Movie night was held Saturday, June 18th on the grassy area outside the pool

- Potential issue with popcorn as the vendor used in previous years is no longer an option; committee continues to search for a resolution

Management Report:

- Operational budget draft is due by August 2016 meeting. This will be just for the board, the homeowners receive a copy once approved by the board
- Insurance policy was renewed (eff. June 1, 2016)
- Lynne was at the community when the incident that occurred on Brown Thrasher Court (June 3rd). She assisted the police with further information they were needing. The official police report was vague and did not provide any information beyond the address. This is now considered a domestic issue between the involved parties.
- Playground on Willet proposal has been signed and deposit has been sent in. Work is anticipated to start in 2-3 weeks once payment is received.
- Recommendation on splash pad from NV Pool. The current set up is a poor design. NV Pool recommends to remove and install concrete. Verbal estimate of \$20,000. Verbal Quote for pool heater is \$25k and does not include running gas line to the pool.
- Pool passes will not be collected at the pool. Owners will need to sign in and show pass for access.
- Lynne to get a quote on electric repair to the GFIs on the pagodas at the pool.
- Victoria to touch base with Jeanine Lawson with the county about the pool house proffer; hopefully this can continue to be used as leverage before released from bond
- Lynne brought the application smart app for the covenants committee; it will track all info for smart architectural and creates an audit trail for these requests as well. The Board requested a demo to be sent to them and the Covenants Committee.
- Jeff inquired about the \$5,500 balance on the HOA's debit card – Lynne stated that this balance is kept. The card is replenished when funds are used.

Unfinished/Old Business:

- Concrete repairs (north side, courtyard homes): Rob and Terri Richtmyer (14368 Sharpshinned) in attendance – one of the first homeowners in those homes. Jeff presented the current options to them and asked for their feedback. Mr. Richtmyer likes the look of the bricks but feels that total concrete would be most cost effective and make all the driveways look uniform. He also indicated as long as the HOA has the best interests at heart for all the homeowners this affects they are OK with either direction. Sabrina will work on scheduling a town hall for all homeowners affected by this and to lay out the options and timing for this project. Tentative timeline is the September HOA meeting.
Tabled
- Pool Cover: Victoria voiced concerns over the quality the vendor and proposal that came from High Sierra – asked Lynne to solicit more proposals; Lynne will submit via email to the board once she receives. *Tabled*

New Business

- Landscaping: a homeowner on Grackle Ct has put bricks around storm drain – need CLS to look at this and Victoria will email CLS regarding this as well; CLS needs to push these bricks into the common area and cut the lawn as well (noted that is not being done regularly)
- CLS Proposal E16-2633: Jeff requested a second quote for letter A (tree cut down); Letter B – Brookfield need to do this as it's part of our release from bond; For letters C, D and F, Jeff motioned to approved as indicated. Victoria seconded. Sabrina in favor; Jon Catania voted no. Letter E all in favor 4-0-1; letter G to be rebid.
- Street sign repair: Lynne found an install company that was used by Brookfield; quote contains lighter design which is less likely to breaking; Victoria motioned to approve, Jon seconded. All in favor. 4-0-1
- Committee member approvals as followed: Kyle Mandeville- Covenants, Tom Cheng- Communications and Carole Herzog-Communications. Jeff motioned to approve all applications, Jonathan seconded. All in favor. 4-0-1
- Quazi Alam (14024 Willet Way) requested to have a home daycare. Has all permits required by county, seeking HOA approval. Board has no issues with this, Lynne to send letter with HOA approval as required by the county for the homeowner.

Homeowner Forum:

Rob Richtmyer, 14368 Sharpshinned:

- Concerned about a very large tree that is dead in Peacock Park and needs to be removed. Jeff asked Lynne to solicit bid from CLS to have the tree removed immediately
- Mr. Richtmyer also stated that one of the newer trees on Parula Way is dead too, however this should still be under warranty and CLS needs to replace
- Mr. Richtmyer pointed out the lights in Peacock are very faint; Jeff asked Lynne to solicit bids from electricians regarding the lamps in Peacock Park

Rob Gillette, 14327 Broadwinged DR:

- Mr. Gillette donated shelves to the HOA – Board accepted donation. Mr. Gillette does not want any money for these.

Chad Timm, 14290 Sharpshinned DR:

- Mr. Timm requested that the minutes from all meetings be uploaded to HOA site. Referenced the last time minutes were uploaded was 2013. Lynne took this as an action item and stated that this would be done within the next few weeks
- Mr. Timm inquired as to who property management issues being addressed, specifically do homeowners go through the board or L&N? Jeff stated that officially everything goes

through L&N, however board members do make themselves available and will try to help resolve issues; however the monthly HOA meetings is the best forum to address issues

- Mr. Timm requested a clear answer as to who makes decisions (board vs. L&N)
- Mr. Timm wants to know if financials will be posted. Sabrina stated she only felt comfortable with the annual statements being posted, however Jeff stated he is fine with fully audited financials being posted
- Mr. Timm asked what the board does to motivate attendance. Jeff referenced the posting of reminders to include the HOA website and Facebook (though not official); but can only do so much – the onus is on the homeowners to make the time to attend
- Mr. Timm wanted to know why pool passes couldn't be distributed at the HOA meeting – Sabrina and Victoria explained to Mr. Timm that the board made the decision not to distribute, that they felt that they gave ample amount of communications and time to homeowners. Mr. Timm wasn't satisfied with that answer, to which Sabrina stated how she "walked the community at 32 weeks pregnant last year doing everything she could to help homeowners and it was attitudes like this that" is the reason she wouldn't do it again. Mr. Timm left the meeting.

Dana Alexy, 14458 Broadwinged DR:

- Ms. Alexy feels that communications with the board and homeowners are not transparent; Lynne did cite that the pool pass info and community activities are up to date on the website
- Ms. Alexy wants to see the minutes updated and financials. She would like to see where money is being spent.
- Ms. Alexy wants to see us use technology to communicate with homeowners (mass email distribution, etc.) Jeff stated that the HOA did try the list serve in the past however the board received an overwhelming amount of complaints that it didn't work for various reasons. The board will revisit and take as action item.
- Ms. Alexy suggested a possible weeknight pool pass distribution as an alternate date for next season
- Ms. Alexy inquired about more police patrol by the pool area and common grounds; she cites increased activity by youth – but stressed residents should call Prince William Police non-emergency number
- Ms. Alexy inquired about no solicitation signs at the neighborhood entrance – however the county stated that they are no enforceable if a vendor has a permit and that they are a waste of the community's money
- Ms. Alexy inquired about the new trails installed by the county behind Ladderbacked and Broadwinged – Dave Jones is working this issue with the county but there is no update at this time

- Ms. Alexy inquired about the entrance at Yellow Hammer (looks dated and needs refreshed). Jeff stated that the board has approved a major overhaul and changes and updates are coming soon
- Ms. Alexy also noted weeds that are popping through many common areas. Jeff noted that the board has been actively working this with CLS and hold them accountable as this is part of their contract

Homeowner forum concluded at 8:57pm.

Jeff Benson motioned to move into executive session at 9:06pm to discuss accounts and covenant violations. Jonathan seconded.

Moved out of executive session at 9:30pm

Violation Hearings on Account # 171-1819 and Account # 171-2931. The board agreed the accounts \$5/day up to \$900 until the violation is corrected.

Meeting adjourned at 9:35pm

Submitted by
Sabrina Ramsey
Secretary